

**BAYSHORE SKI & RACQUET CLUB  
HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING-OPEN SESSION  
October 19, 2019**

**DRAFT COPY**

**DIRECTORS PRESENT:** Ron Zurek (President), Carole Hurst (Vice-President/Treasurer), Keith Downs (Vice-President/Secretary) and Joe Inzalaco (Vice-President).

**DIRECTORS ABSENT:** None.

**HOMEOWNERS PRESENT:** Lynn Ginesi

**PROPERTY MANAGERS:** Mindy Vermilion, Email: [bayshoreskihoa@gmail.com](mailto:bayshoreskihoa@gmail.com), Tel: (818) 489-4511, Fax: (909) 866-4074, Mailing address: PO Box 1224, Big Bear Lake, CA 92315.

- I. **Call to Order:** Ron Zurek called the open session meeting of the Bayshore Ski & Racquet Club Homeowners Association to order at 10:03 a.m., Saturday October 19, 2019 at Bayshore Ski & Racquet Club Condo 749-A, Big Bear Lake CA 92315.
- II. **Welcome and Introductions:** All in attendance were self-introduced and welcomed.
- III. **Approval of Minutes of the September 28, 2019 Meeting:** Motion to approve the minutes as submitted made by Carole Hurst, second by Keith Downs. Vote: 3-0-1, approved. Joe Inzalaco abstains due to his absence at the September meeting.
- IV. **Manager's Report:** Report submitted and read by Mindy Vermilion. Copy of the Manager's Report is available to all Homeowners by request. Please contact Mindy Vermilion for a copy. Highlights of the Manager's Report are:

4/28/18	Roof rafters-All lower rafter beams are complete. Upper story rafter beams are currently being addressed.	
	6/23/18: Other higher priority projects are underway. Rafters will be addressed again as time allows.	
	10/19/19: Due to other higher priority projects this year, roof rafter beams will be deferred to 2020.	Deferred to 2020
7/20	Paint bids: Mindy Vermilion to bring bids from painting contractors to the August meeting for discussion.	
	8/17: Three paint bids provided for Board review and discussion in the Executive Session.	
	9/28: Painting deferred to 2020 due to budget constraints	Deferred to 2020

- V. **Landscaping Report:** Verbal report given by Carole Hurst.
  1. – Willow trimming will continue as Arturo's schedule allows.
  2. – Three trees donated by Homeowners 749-B in September. Discussion held regarding the species of trees and possible locations to plant. Motion to accept the trees and plant on the northwest corner of the property made by Carole Hurst. No second made to the motion; motion denied. Mindy Vermilion to follow up with the Homeowners.
  3. – List of trees to be addressed for trimming in 2020 emailed to Mindy Vermilion to be kept on file until bids are collected.
- VI. **Architectural & Property Report:** Verbal report given by Lisa Conticelli:
  - (A.) Requests: No new requests.
  - (B.) Violations: 26 Notices were sent on June 7<sup>th</sup> with a deadline of August 31<sup>st</sup>. At the time of the meeting, two notices are outstanding. Two notices were approved by Lisa Conticelli to be deferred to 2020.

- VII. **Treasurer's Report:** Operational and Reserve expenditures report submitted by Carole Hurst. Discussion held; reports are on file with Manager Mindy Vermilion & available to Homeowners upon request.

VIII. **Old Business:**

(A.) 2019 Projects and Expenses-Project Updates:

2/23/19	<b>Roofs</b>		
	10/19	Annual roof maintenance & inspection bid provided by Beckett Roofing - \$1,400 for 14 roofs (2 roofs not included as they were totally re-roofed this year). Motion to approved made by Carole Hurst, second by Keith Downs. Vote: 2-2, no action at this time.	Roofs complete for 2019
4/20/19	<b>Parking Lot</b>		
	9/28	IPS sent a patch crew to repair four areas in the parking lot per emails to Mitch Callaway, IPS supervisor. In addition, Mitch recommends waiting to spring 2020 to perform the seal coat.	Partial Completion – Seal Coat in Spring 2020

(B.) 2020 Budget Review and Final Approval: Discussion held, line items reviewed and adjustments made. \$30/month increase remains, as approved in September with additional \$30/unit/month to be allocated to the Reserves, effective January 1, 2020. Budget mailing to be made by Wheeler Steffen Property Management as soon as possible.

IX. **New Business:**

(A.) Director Resignation – Lisa Conticelli: Discussion held regarding notice of resignation from Lisa Conticelli dated September 30, 2019 effective immediately. Motion to approve appointment of Solomiya Pyatkovska for the remainder of the term through January 2021 made by Keith Downs, second by Carole Hurst. Vote: 4-0, approved.

(B.) CPA Proposals, Provided by Wheeler Steffen Property Management: Proposals reviewed and discussed regarding the audit & tax services for the Association. Motion to approve Owens, Moskowitz and Associates, Inc. as CPA's for the HOA for a fee of \$1,300.00 made by Keith Downs, second by Joe Inzalaco. Vote: 4-0, approved.

X. **Emergency Items Not on the Agenda:** None

XI. **Homeowner's Presentations and Comments:** *(Agenda Policy SB 528 - Open Meeting Act - The Board is no longer able to discuss or take action on any item that is not on the scheduled Agenda. The Board requests that any owner that would like a matter placed on the Agenda for review that you provide your request in writing to the management company at least ten (10) days prior to the meeting.)* None.

XII. **Property and Association Issues Not On Agenda (In Executive Session Book):**

(A.) Correspondence:

(B.) Legislation: None

XIII. **Next Meeting of Board of Directors:** PLEASE NOTE: The previously scheduled meeting on December 7, 2019 has been cancelled. The next meeting is the Annual meeting and Election of the Board of Directors, January 18, 2020. Location: Wheeler Steffen Sotheby's, 596 Pine Knot Ave, Big Bear Lake CA 92315. **Homeowners are encouraged to attend.**

For the most up-to-date meeting and Association information, please refer to the community bulletin board (located next to the center trash enclosure) or the Association website: [www.bayshorehoa.org](http://www.bayshorehoa.org)

